

ICCF

INNER CITY CHRISTIAN FEDERATION

Equitable Opportunity | Affordable Homes | Thriving Neighborhoods

OUR MISSION



- Equitable Opportunity
- Affordable Homes
- Thriving Neighborhoods

OUR SERVICES



- Family Emergency Housing
- Affordable Rentals
- Homeownership Opportunities
- Financial Empowerment Initiatives

100 & 150 wealthy at

Tapestry Square

32 Mixed Income Apartments

7,000 Sq Ft Retail Space

Completed 2012



Pleasant Prospect Homes



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Tapestry Square Townhomes

15 Mixed Income
Homeownership
Completed 2016



435 La Grange at Tapestry Square

24 Mixed Income Apartments
6 for Youth Aged out of Foster Care
2,200 Sq Ft of Retail
Completed 2017



STOCKBRIDGE APARTMENTS 2019

64 Mixed Income Apartments
10,000 Sq Ft of Retail owned by
Private Development Partner



501 EASTERN APARTMENTS -

2019
65 Mixed Income Housing Units
17 Units for Homeless Youth
6 Live/Work Spaces





PAUL I. PHELAN BUILDING

415

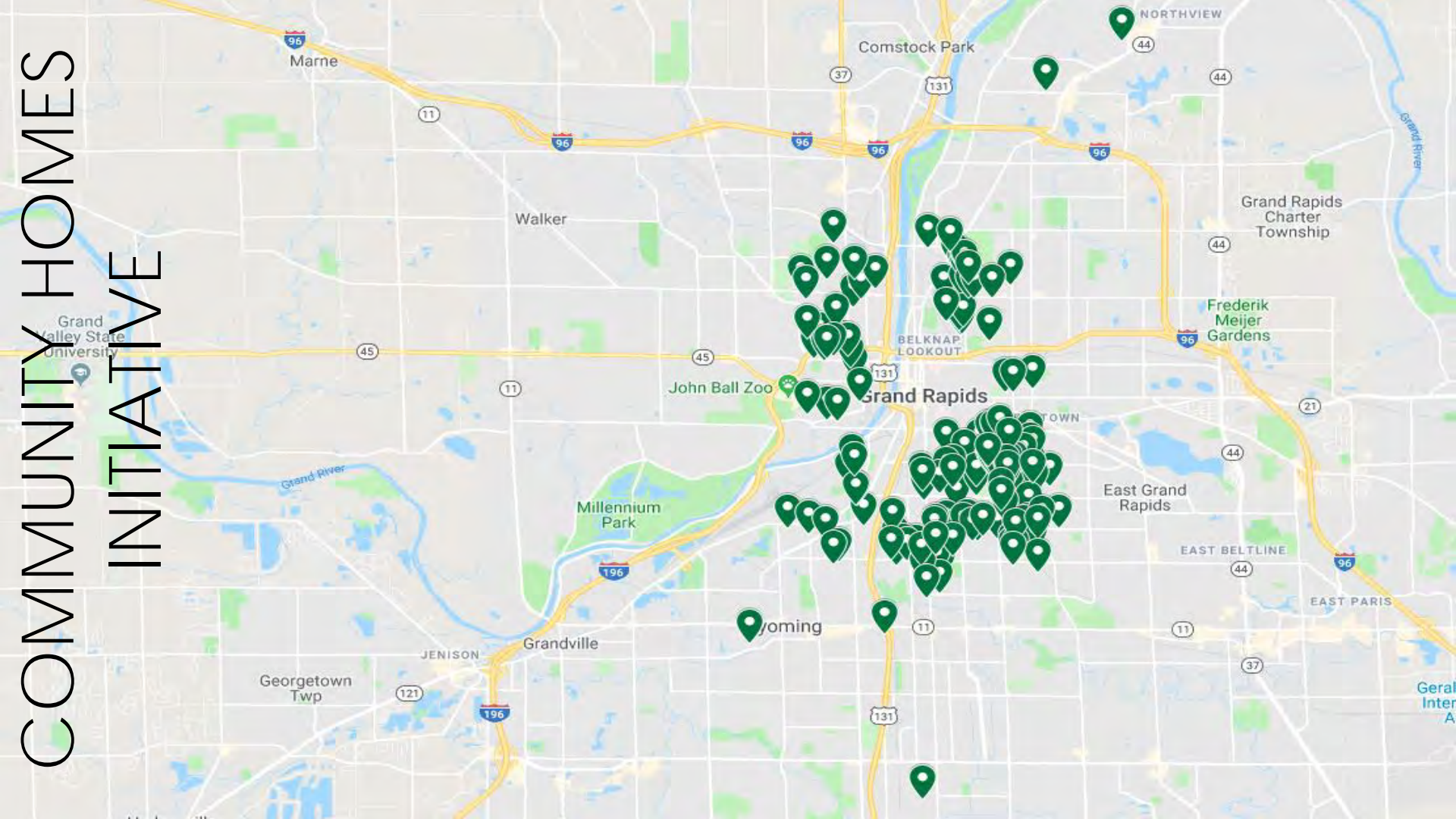
415 FRANKLIN APARTMENTS - 2020

41 Apartments
Church + Daycare + Nonprofit Office Space + Housing

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COMMUNITY HOMES INITIATIVE



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What is a Land Trust?

- A Land Trust is a program and legal structure to maintain long-term affordability of houses sold in the Community Homes Initiative (CHI) to income qualified households
- When a qualified homebuyer purchases a house, they will lease the land where the house sits from the Land Trust.
- The homeowner pays a ground lease fee to the Land Trust, but they have exclusive rights to use the land just like in any other homeowner situation.



Shared Appreciation - How is the resale price determined?

- ICCF and the buyer agree to split the appreciation of the home when the buyer is ready to sell their home 75/25
- When the homeowner resells the home to an income qualified buyer, they get to sell the home for their original purchase price + 25% shared appreciation.



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Benefits and Limits for Buyers

▪ Benefits:

- You gain access to affordable homeownership in a market that is very limited for low income households
- You build equity and credit by paying a mortgage.
- You have exclusive access and use of your home and the land.
- You have significant protections if the market depreciates.
- Since ICCF is an invested party, there is formal relationship with homeowners long-term
- All the logistics of the sale/resale process are managed by the Land Trust.

▪ Limits:

- You do not gain 100% of the appreciation upon resale, but instead gain 25% of appreciation.
- Not all mortgage products work with Land Trusts (but ICCF can help).
- Reselling the home takes longer than a standard home sale.
- Reselling a home is confusing to appraisers, lenders, and realtors (not with Land Trust)

GRAND RAPIDS – HOUSING

NOW



- Housing NOW! was a package of affordable housing policy proposals.
- Resulted in 11 recommendations from the Housing Advisory Committee
- Aimed at addressing affordable housing and creating housing choice and opportunities for all.

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GRAND RAPIDS – HOUSING

NOW



PILOT Amendment

- Currently, property owners pay a standard annual 4% service charge for the life of their mortgage.
- New option = pay a 1% annual service charge + property owner is also be required to pay the equivalent of a 2% service charge annually.
 - The money collected from this would go to the City's Affordable Housing Fund.

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GRAND RAPIDS – HOUSING

NOW



City of Grand Rapids Affordable Housing Fund

- Invest in creating and preserving affordable housing units - both owned and rented.
- Provide recommendations for policy changes to support affordable housing programs
 - Allocate funding within the City Commission's priorities to applicants
 - Manage the application, allocation and reporting processes for Affordable Housing Fund monies

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Thanks!
Any Questions?

You can reach us at
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